

WHEN RECORDED

RETURN TO:

LSM BOUNTIFUL, LLC

P.O. BOX 571375

MURRAY, UT 84157-1375

SPECIAL WARRANTY DEED

C, S. & F PROPERTIES, a Utah General Partnership, with its principal offices located at 1530 S. 500 W., Salt Lake City, Utah 84115, organized and existing under the laws of the State of Utah, as Grantor, hereby CONVEYS AND WARRANTS to LSM BOUNTIFUL, LLC, a Utah limited liability company, with its principal offices located at 4528 S. State Street, with a P.O. Box 571375, Murray, Utah 84157-1375, organized and existing under the laws of the State of Utah, as Grantee, for the sum of TEN & NO/100 DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the following tract of land in Davis County, State of Utah:

Legal Description

pn: 06-094-0034

A Parcel of land being a part of two (2) entire tracts of land described as Parcel 1 and 2 in that Special Warranty Deed recorded November 1, 2002 as Entry No. 1800858 in Book 3159, at Page 515 in the Office of the Davis County Recorder and located in the Southwest Quarter of Section 36, Township 2 North, Range 1 West, Salt Lake Base and Meridian. Said entire tract of land is described as follows:

Beginning at a southeasterly corner of said Parcel 2 and a westerly right-of-way line of 400 East Street (36.0' foot half width), which is 2718.86 feet N. 89°46'05" W. and 255.10 feet N. 89°37'53" W. and 650.58 feet N. 00°20'11" E. from the Southeast Corner of said Section 36; thence N. 89°34'32" W. 636.32 feet (Record = West 635.08 feet) along the southerly boundary line of said Parcel 2 to the easterly right-of-way line of Interstate - 15 per Project No.: I-15-7(4)309, Sheet No. 7, Revised 3-26-91 and existing rebar and cap stamped LS 6707; thence N. 34°25'07" E. 215.85 feet (Record = North 34°03' East 215 feet more or less) along said easterly right-of-way line to the westerly extension of an existing top back of curb; thence easterly along said extension and top back of curb the following two (2) courses: 1) S. 89°13'27" E. 48.75 feet; 2) N. 54°42'11" E. 19.70 feet to the northerly side of an existing retaining wall; thence

S. 89°32'44" E. 277.64 feet along said existing retaining wall to a southwesterly extension of an existing face of curb; thence easterly along said face of curb the following two (2) courses: 1) N. 46°02'25" E. 43.63 feet; 2) S. 88°58'43" E. 141.74 feet to said westerly right-of-way line of 400 East Street (36.0' foot half width); thence S. 00°20'11" W. (Record = South 0°22'40" West) 219.06 feet to the **Point of Beginning**. Basis of Bearing is N. 69°17'01" E. between the Southeast Corner and a Davis County reference monument to said Southeast Corner of Section 36, Township 2 North, Range 1 West, Salt Lake Base and Meridian.

Parcel No.: 06-094-0034

SUBJECT TO: County and / or City Taxes not delinquent; Bonds and / or Special Assessments not delinquent and Covenants, Conditions, Restrictions, Rights-of-Way, Easements, and Reservations now of Record.

The undersigned certify that this Special Warranty Deed and the transfer of real property described herein was duly authorized by the General Partners of the Partnership.

In witness hereof, the Grantor has caused its name and General Partners' signatures to be affixed below. Dated July 1, 2020

GRANTOR:

C, S & F PROPERTIES,
A Utah General Partnership
By the General Partners:

G.O.K. PROPERTIES, LC,
A Utah limited Liability Company

By: _____
James C. Hemmersmeier, Manager

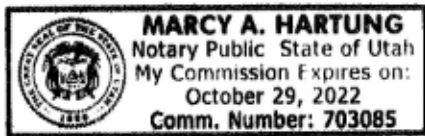
JERRY SEINER CHEVROLET, INC.,
A Utah corporation

By: _____
James C. Hemmersmeier, President

NOTARY SIGNATURE ON NEXT PAGE

STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

On July 1, 2020, James C. Hemmersmeier, who is also known as J. Christopher Hemmersmeier, whose identity is known by me or proven upon satisfactory documentation and who is the President of Jerry Seiner Chevrolet, Inc., and also the Manager of G.O.K. Properties, LC, who are the General Partners of C, S & F Properties, a Utah General Partnership, and James C. Hemmersmeier acknowledged that he has read, understands, and signs this document and for the conveyance of real property therein.



Marcy A Hartung
NOTARY PUBLIC